PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Rosanary Fisher, his wife
I, or we, Robert E. Fisher Sr. & legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby patition for a Variance from Section 1 BO2.3 C 1 to permit a lot wish of 501 instead of the required 55! for lots (888-889) (DR 5.5)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Old lots #### layed out before zoning regualtions and the ### only

. .

pratical way to build on lots and for other reasons to be stated at the

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Balingore County adopted pursuant to the Zoning Law For Baltimore County. Baltimore, Maryland 21227 automotive Petitioner's Attorney 759 5940

of <u>December</u>, 197 9, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ___A_M.

ORDERED By The Zoning Commissioner of Baltimore County, this_____day

Mr. & Mrs. Robert E. Fisher

Baltimore, Maryland 21227

4105 Annapolis Road

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1980

RE: Item No. 89

Petitioner - Fisher

Variance Petition

COUNTY OFFICE BLDG. 111 W. Chesapcake Ave Towson, Maryland 2120

RECEIVED FOR FILING

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering

Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

Dear Mr. & Mrs. Fisher: Burcau of

Fire Prevention Development the requested zoning.

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

> Very truly yours, NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC/sf Enclosures RE: PETITION FOR VARIANCE NE/S of Lilac Ave., 60'

SE of Violet Ave., 13th District

OF BALTIMORE COUNTY

BEFORE THE ZONING COMMISSIONER

ROBERT E. FISHER, SR., et ux,

ORDER TO ENTER APPEARANCE

:::::::

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 21st day of January, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Robert E. Fisher, Sr., c/o Bobs Automotive, 4105 Annapolis Road, Baltimore, Maryland 21227; and Lilac Avenue Joint Venture, 3612 Lilac Avenue, Baltimore, Maryland 21227, Contract Purchaser.

John W. Hessian, ill

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Robert E. Fisher 4105 Annapolis Road Baltimore, Maryland 21227

Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th of December , 1979.

> WILLIAM E. HAMMOND Zoning Commissioner

Fisher

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF PUBLIC WOR TOWSON, MARYLAND 21204

December 18, 1979

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #89 (1979-1980) Property Owner: Robert E. and Rosemary Fisher N/WS Lilac Ave. 60' N. Violet Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'. Acres: 0.165 District: 13th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General: The submitted plan shall be revised to correctly depict the specific and adjacent properties, i.e. Lots 886 thru 891, Section A, English Consul Escare, recorded W.P.C. 3,

Highways:

Folio 108.

Lilac Avenue, an unimproved road, north of Violet Avenue, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Highway rights-of-way widenings, and any necessary revertible easements for slopes, will be required in connection with any grading or building permit applications for this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #89 (1979-1980) Property Owner: Robert E. and Rosemary Fisher December 18, 1979

Storm Drains: (Cont'L)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damajes to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Eight-inch public water main and sanitary sewerage exist in Violet Avenue at the intersection of Lilac Avenue.

Very truly yours,

Chief, Bureau of Engineering

END: EAM: FWR: ss

G-SE Key Sheet 19 SW 5 Pos. Sheet SW 5 B Topo 109 Tax Map



JOHN D. SEYFFERT DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #89, Zoning Advisory Committee Meeting, November 6, 1979, are as follows:

Property Owner: Robert E. and Rosemary Fisher Location: NE/S Lilac Avenue 60' SE Violet Avenue Existing Zoning: D.R.5.5 Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' Acres: 0.165 District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John ZW un ble Planner III Current Planning and Development

Pursuent to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be bad; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12/1 day of March, 19.80, that the herein Petition for Variance to permit a lot width of fifty feet in lieu of the required fifty-five feet, for the expressed ourpose of constructing a dwelling on Lots 888 and 889, in accordance with the site Rian Expersed by English Consul Estate, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restric-

- 1. The front yard depth for the improvement shall be the average of the front yard depths of the lots immediately adjoining on each side.
- 2. Approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical diffi-

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19___, that the herein Petition for the Variance(s) to permit

culty and/or unreasonable hardship, the Variance(s) should not be granted.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

December 12, 1979

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #89, Zoning Advisory Committee Meeting of November 6, 1979, are as follows:

> Robert E. & Rosemary Fisher. Property Owner: Existing Zoning: D.R. 5.5 Proposed Zoning:

NE/S Lilac Ave. 60' SE Violet Ave. Variance to permit a lot width of 50' in

lieu of the required 55'. 0.165 Acres: District: 13th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

> > January 18, 1980

IJF/fth&

battimore county fire department TOWSON, MARYLAND 21204 Paul II. Reincke

November 2, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner Robert E. & Rosemary Fisher Location: NE/S Lilac Ave. 60' SE Violet Ave.

Item No. 39

Zoning Agenda: Meeting of 11/6/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ______ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupency or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.

0

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Special Inspection Division

Dear Mr. DiNenna:

District: No. Acres:

Mr. S. Eric DiNenna

Zoning Commissioner

Towson, Maryland 21204

Property Owner:

Present Zoning:

Proposed Zoning:

Location:

Baltimore County Office Building

RE: Item No: 85, 86, 87, 88, 89, 90

All of the above have no bearing on student population.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Very truly yours,

TOWSON, MARYLAND - 21204

Date: October 31, 1979

Z.A.C. Meeting of: November 6, 1979

1). Will fetical W. Nick Petrovich,

Field Representative

WNP/bp

T. BAYARD WILLIAMS, JR., VICE-PRESIDEN MARCUS M. BOTSARIS

THOMAS H. BOYER MRS. LORRAINE F. CHIRCUS

ALVIN LORECK MRS. MILTON R. SMITH, JR. RICHARD W. TRACEY, D.V.M.

A CONTRACTOR OF THE PROPERTY O

A製.於N BALIDACINE (GAS OF THE CONTROL OF THE PROPERTY SCIMBANE FANGLACT

A RICELLAND

RECEIVED 19

DATE

ORDER

March 12, 1980

Mr. & Mrs. Robert L. Fisher, Sr. c/o Bob's Automotive 4105 Annapolis Road Baltimore, Maryland 21227

> RE: Petition for Variance NE/S of Lilac Avenue, 60' SE of Violet Avenue - 13th Election District Robert E. Fisher, Sr., et ux -Petitioners NO. 80-149-A (Item No. 89)

Dear Mr. & Mrs. Fisher:

I have this date passed my Order in the above referenced matter in accordance with the attached.

WILLIAM E. HAMMOND

Very truly yours,

Zoning Commissioner

WEH/srl

Attachments

cc: Mr. W. Wilson Back Lilac Avenue Joint Venture 3612 Lilac Avenue Baltimore, Maryland 21227

> John W. Hessian, III, Esquire People's Counsel

BASIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner

John D. Seyffert, Director FROM ____Office of Planning and Zoning__ Petition No. 80-149-A Item 89

> Petition for Variance to permit lot width Northeast side of Lilac Avenue, 60 feet Southeast of Violet Avenue Petitioner- Robert E. Fisher, Sr., et ux

Thirteenth District

HEARING: Tuesday, February 12, 1980 (9:30A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:acb

ZONING DESCRIPTION

BEGINNING FOR THE SAME ON THE NE/S OF LILAC AVE. (40' W.) 60S.E. FROM THE INTERSECTION OF VIOLET AVE. (40' W.). THEN CONTINUING
NORTHEASTERLY ON THE DIVISION LINE BETWEEN LOTS 887 AND 888 143.7'.
THEN SOUTHEASTERLY 50' TO A POINT DIVIDING LOTS 889 AND 890. THEN
SOUTHWESTERLY 143.7' ALONG THE DIVISION LINE BETWEEN LOTS 889 AND 890
TO A POINT ON THE ME/S OF LILAC AVE. THEN CONTINUING NORTHWESTERLY
ALONG THE NE/S OF LILAC AVE. 50' TO THE PLACE OF BEGINNING.
CONTAINING 7400 SQ. FT. RECORDED IN THE LAND RECORDS OF BALTIMORE
COUNTY, BEING LOTS 888 AND 889 IN THE PLAT OF ENGLISH COUNSUL EST.
3-108, 13TH. ELECTION DISTRICT.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204

Your Petition has been received this/	day of	A-S		1977.**
Filing Fee \$ 75	Received:		Check	172/2,5

William E. Hammond, Zoning Commissioner

Petitioner Lhat E. + Rosemary Fisher Submitted by Petitioner's Attorney

This is not to be interpreted as acceptance of the Petition for assignment of a

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Change in outline or description___Yes Previous case: Map #_____

80	149-A
----	-------

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 13th Date of Posting JAN, 25, 1980 Posted for: Petitioner: Robert E. FISHER, SR., et ux					
Posted for: YETITION FOR VARIANCES					
Petitioner: ROBERT E. FISHER, SR., et UX					
Location of property: NE/S OF HLAC AVE, GO'SE OF VIOLET AVE.					
Location of Signs: NE/S of LILAC Ale. 75 to1-SE OF Violet Ave.					
Remarks: Posted by Signature Date of return: FCB, 1, 1980					

1-5,6N

	`	with the
,	PETITION 13th	FOR VARIA

Zoning: Petition for Variance to permit lot width
LOCATION: Northeast side of Lilac Avenue, 60 feet Southeast of Violet Avenue
DATE & TIME: Tuesday, February 12, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Balfimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

hearing:

Petition for Variance to permit a lot width of 50 feet instead of the required 55 feet for Lois 888-889 (D.R. 5.5)

The Zoning Regulation to be excepted as follows:
Section 1802. 3C.1 — Development Standards for Small Lots or Tracts All that parcel of land in the Thirtes. th District of Baltimore County Beginning for the same on the NE/S of Lilac Ave. (40° W.) 60°—S.E. from the intersection of Violet Ave. (40° W.), then continuing northeasterly on the divil on line between Lots 887 and 888 143.7° then southeasterly 50° to a point dividing Lots 889 and 890. Then southwesterly 143.7° along the division line between Lots 889 and 890 to a point on the NE/S of Lilac Ave. then continuing northwesterly along the NE/S of Lilac Ave. 50° to the place of beginning. Containing 7400 sq. ft. recorded in the Land Records of Baltimore County, being Lots 888 and 889 in the Plat of English Counsul Est. 3-108, 13th Election District. Being the property of Robert E. Fisher, Sr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 12, 1980 at 9:30 A.M.
Public Hearing: Room 103, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

IAN,

Cost of Advertisement, \$______

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

PETITION
FOR VARIANCE
13th Disertot
ZONING: Petition for Variance to
permit lot width
LDCATION: A "heast side of
Lilac Avenue, 6" . Southeast of

ary 12, 1980 at 9:30 A.M.
PUBLIC HEARING: Room 106, Gounty Office Building, 111 W.

Maryland.
The Zoning Commis somer of Battimore County, by sutherity of the Zoning Act and Regulations of Battimore County, will hold a pub-

Battimore County, will note a public hearing:
Patition for Variance to permit a
lot width of 50 feet instead of the
required 55 feet for Lots 888-889
(D.R. 5.5)
The Zoning Regulation to be excepted as follows:
Section 1802.3C.1 - Development Standards for Small Lots or

Tracts
All that parcel of land in the

County

Beginning for the same on the NE/S of Lilac Ave. (40' W.) 60'-S.E.

from the intersection of Violet Ave. (40° W.). Then continuing north-sesterty on the division line between lots 887 and 888 143.7°

tween lots 887 and 888 143.7'
Then southeasterly 50', "> a point dividing tots 85* 3nd 890. Then southwesterly 143.7' along the division line between lots 889 and 890 to a point on the NE/S of Lilac Ave. Then continuing northwesterly along the NE/S of Lilac Ave. 50' to the place of beginning. Containing 7400 aq. ft. recorded in the land recorde of Battimore County, being lots 888 and 889 in the plat of English Consul Est. 3-108. 13th. Election District. Being the property of Robert E. Fisher, Sr., et ux, as shown on plat plan filed with the Zoning Department.

ment.
Hearing Date: Tuesday, FebruBry 12, 1980 at 9:30 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Mandand.

WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY. THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIENCE 13th DISTRICT

was inserted in the following:

weekly newspapers published in Baltimore County, Maryland, once a week for (1) ONE successive weeks before the 25 day of January 1980, that is to say, the same was inserted in the issues of

January 24, 1980

COLUMBIA PUBLISHING CORP. By Sune Neulle











